HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2012

New Home Market

Edmonton housing starts move higher in April

Total housing starts in the Edmonton Census Metropolitan Area (CMA) increased in April to 967 units, up from 758 starts in April 2011. This was the fifth consecutive month where housing starts were higher on a year-over-year basis. For the year-to-date, housing starts totalled 3,172 units, up from 2,323 during the first four months of 2011.

Across the Edmonton CMA, 493 single-detached units were started in April, up 13 per cent from the 436 single-detached starts in April of 2011. Inside Edmonton City limits, 313 single-detached units broke ground, up nine per cent from a year earlier. To the end of April, 1,576 single-

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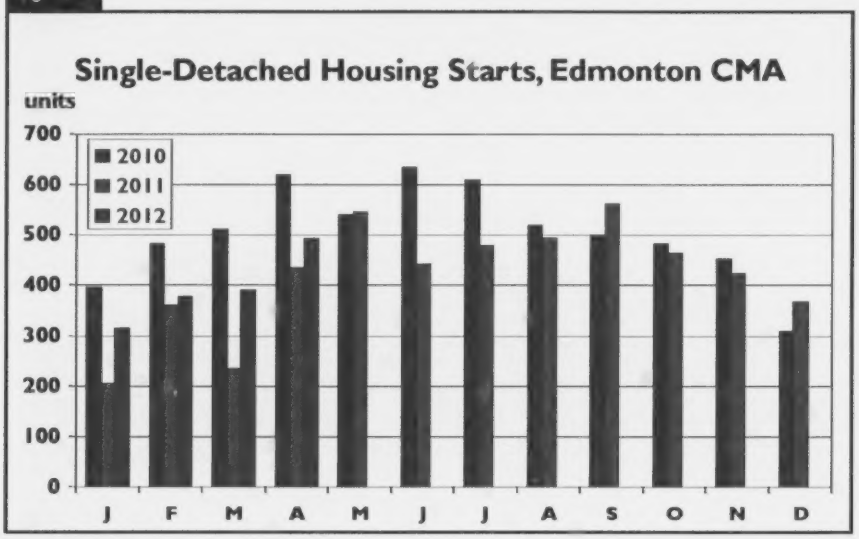
Figure 1



Source: CMHC

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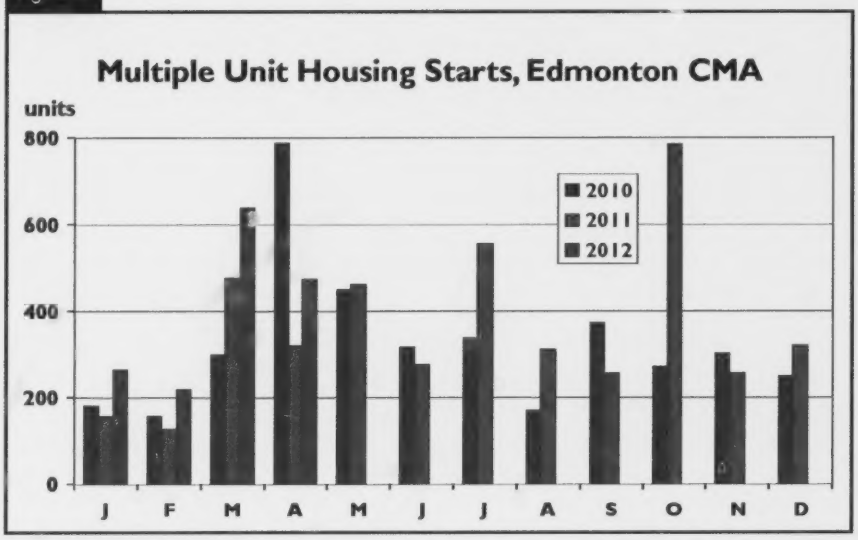
Figure 2



Source: CMHC

detached starts were recorded within the Edmonton CMA, representing a 27 per cent increase from the same period of 2011.

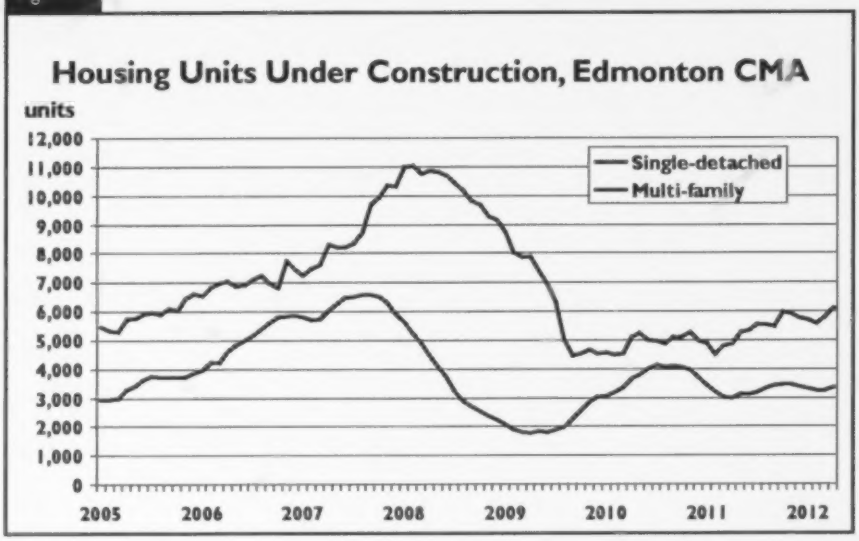
Completions of single-detached units fell year-over-year for the tenth consecutive month in April. There were 390 single-detached completions in April, compared with 447 in the same month of last year. Absorptions also declined year-over-year, down eight per cent from 491 in April 2011 to 454 in April of this year. Since absorptions outpaced completions, inventories (including show homes) declined from the previous month and were down five per cent year-over-year to 553 units. Both show home and spec home inventories were down from their April 2011 levels.

The average price of absorbed single-detached units moderated one per cent in April to $499,525 from $505,210 a year previous. The decline was caused by lower absorptions of higher-priced homes. Homes priced at or above $550,000 accounted for 23 per cent of absorbed single-detached units in April, down from 26 per cent a year earlier. In contrast, the median price of absorbed single-detached units increased one per cent to $455,689. Contractor selling prices reported by Statistics Canada's latest New House Price Index (NHPI) for March 2012 increased in Edmonton by 0.8 per cent on a year-over-year basis.

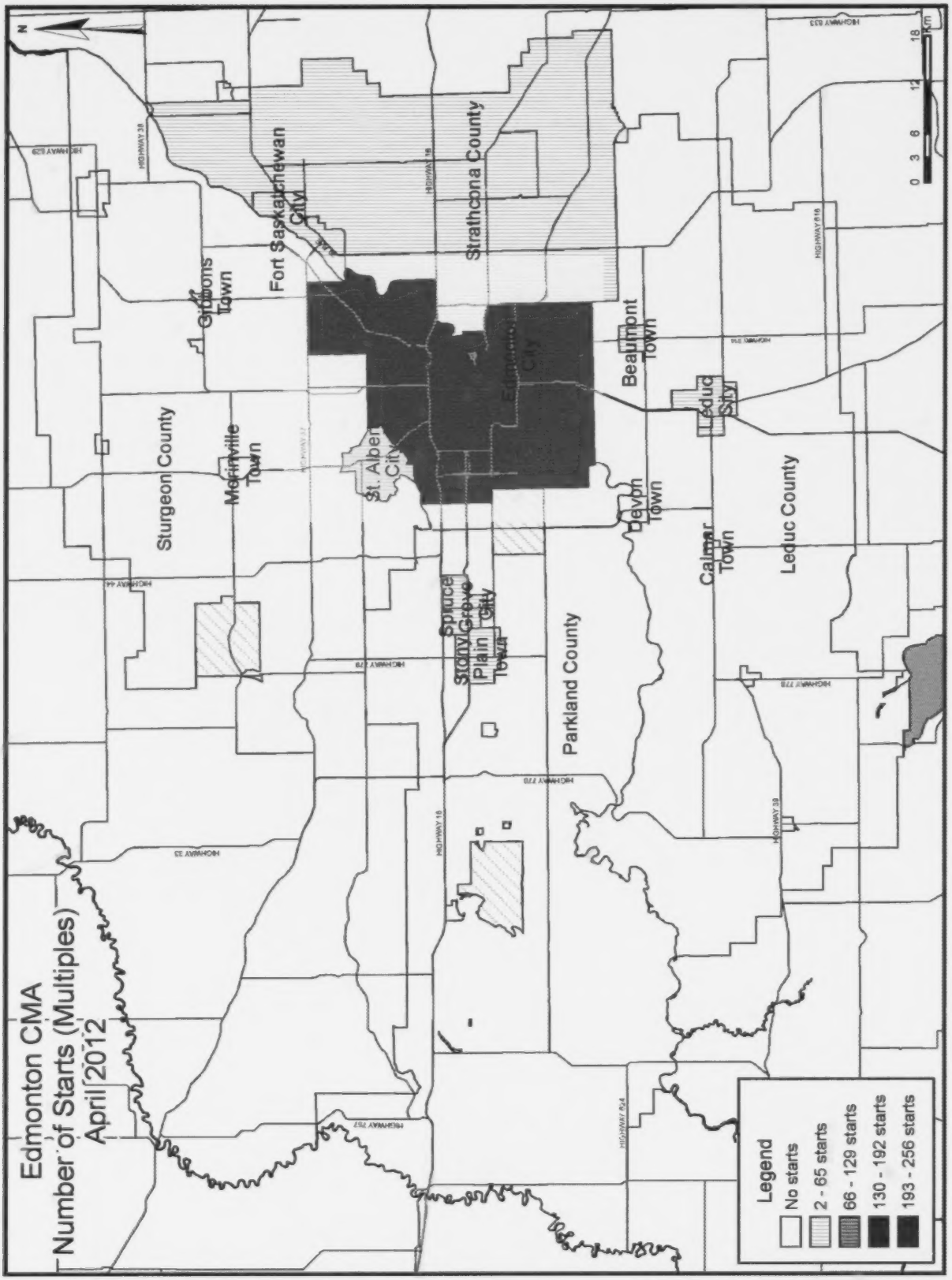
Multi-family starts, which consist of semi-detached units, rows, and apartments, increased in April by 47 per cent year-over-year to 474 units. Gains were most notable among semi-detached units where foundations were poured for 196 units in April, up from 124 a year earlier. Multi-family housing starts within Edmonton City totalled 256 units, up from 217 starts in April 2011. The remaining areas of the CMA saw strong growth with 218 multi-family units breaking ground, more than double the amount of activity a year earlier. With 1,596 units to the end of April, multi-family starts across the Edmonton CMA were almost 50 per cent higher than the first four months of 2011, accounting for half of all housing starts so far this year. Row units have reported the strongest gain thus far, up 161 per cent year-over-year.

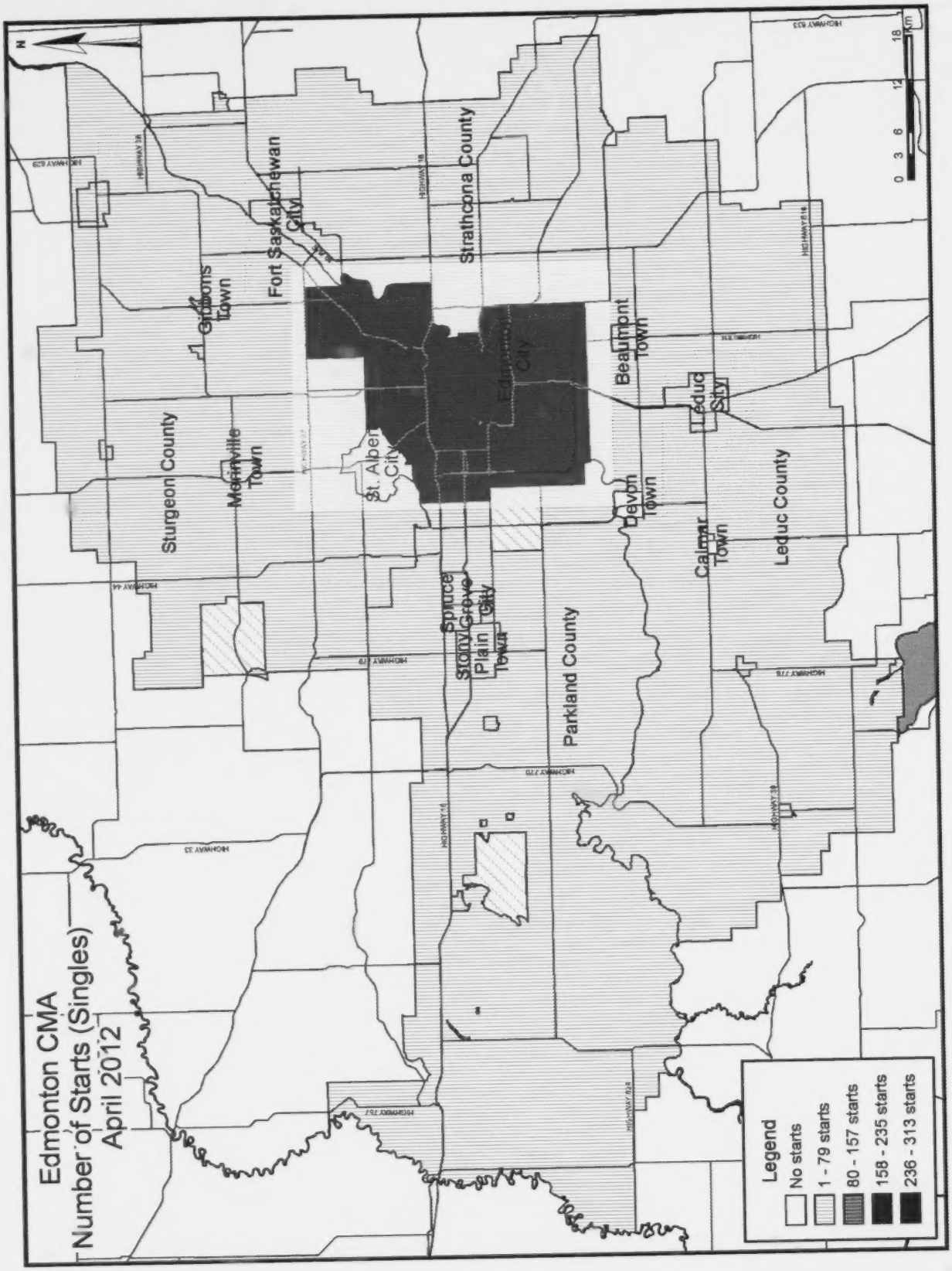
There were 179 completions of multi-family units in April, down 24 per cent from 236 completions a year previous. Multiple unit inventories declined from March, as the number of absorptions, at 203, was higher than completions. Year-over-year multi-family inventory fell 18 per cent in April, reaching 859 units. However, at 6,111 units, the number of multiples under construction was 25 per cent higher than in April 2011, increasing the risk of rising inventories moving forward. The supply of multiple units, which includes current inventory plus units under construction was 6,970, 18 per cent higher than the same month of last year.

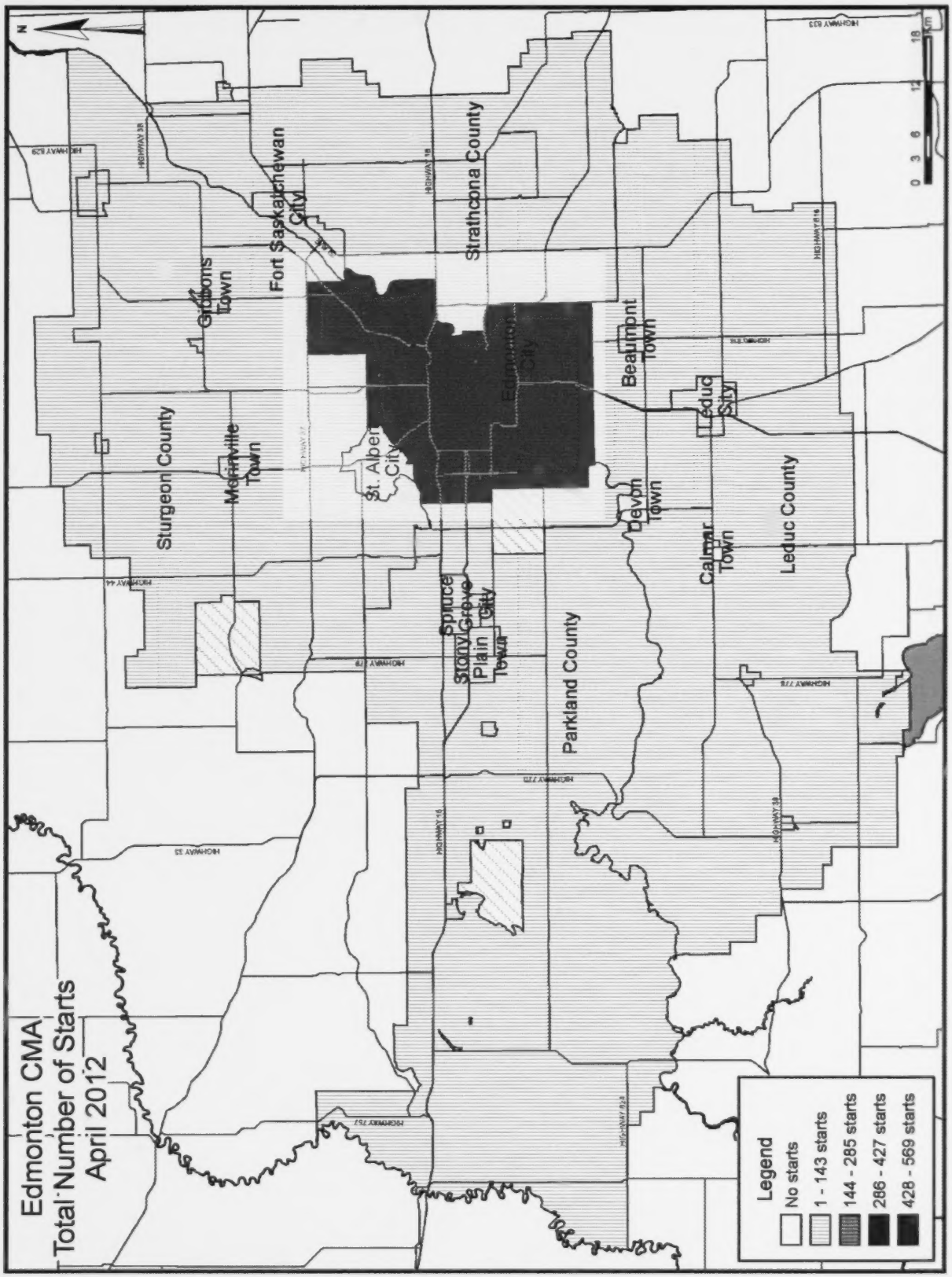
Figure 3

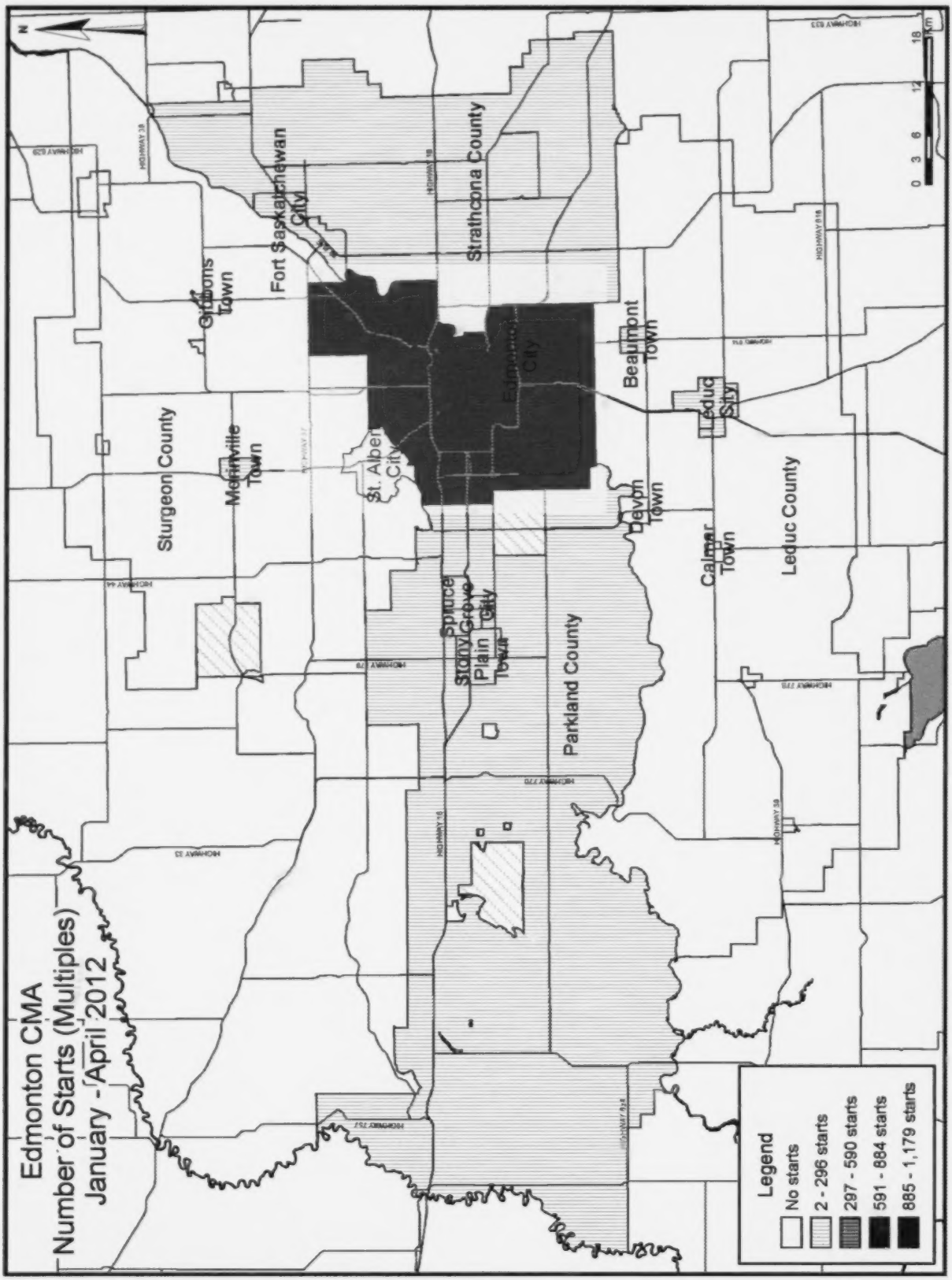


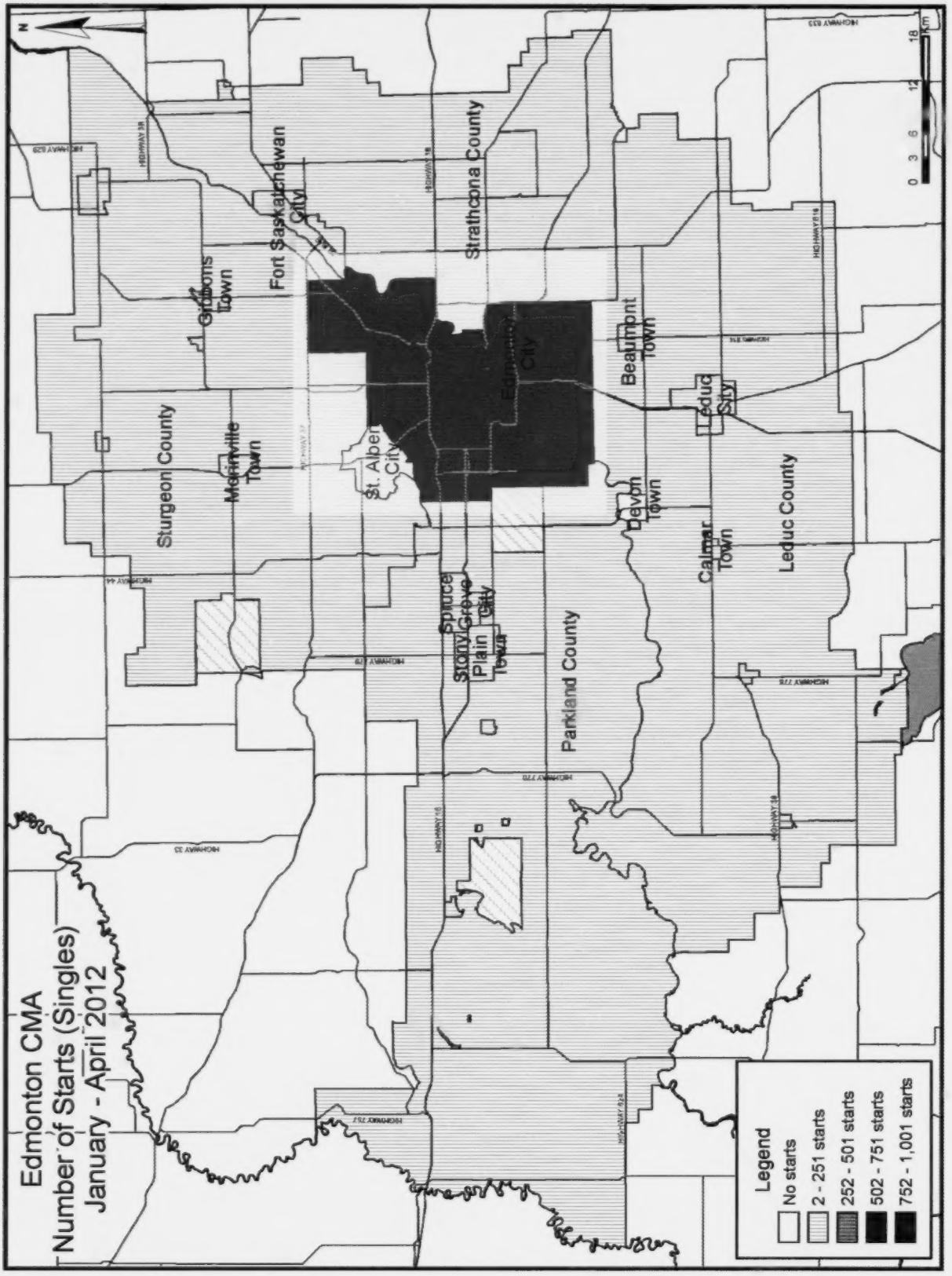
Source: CMHC

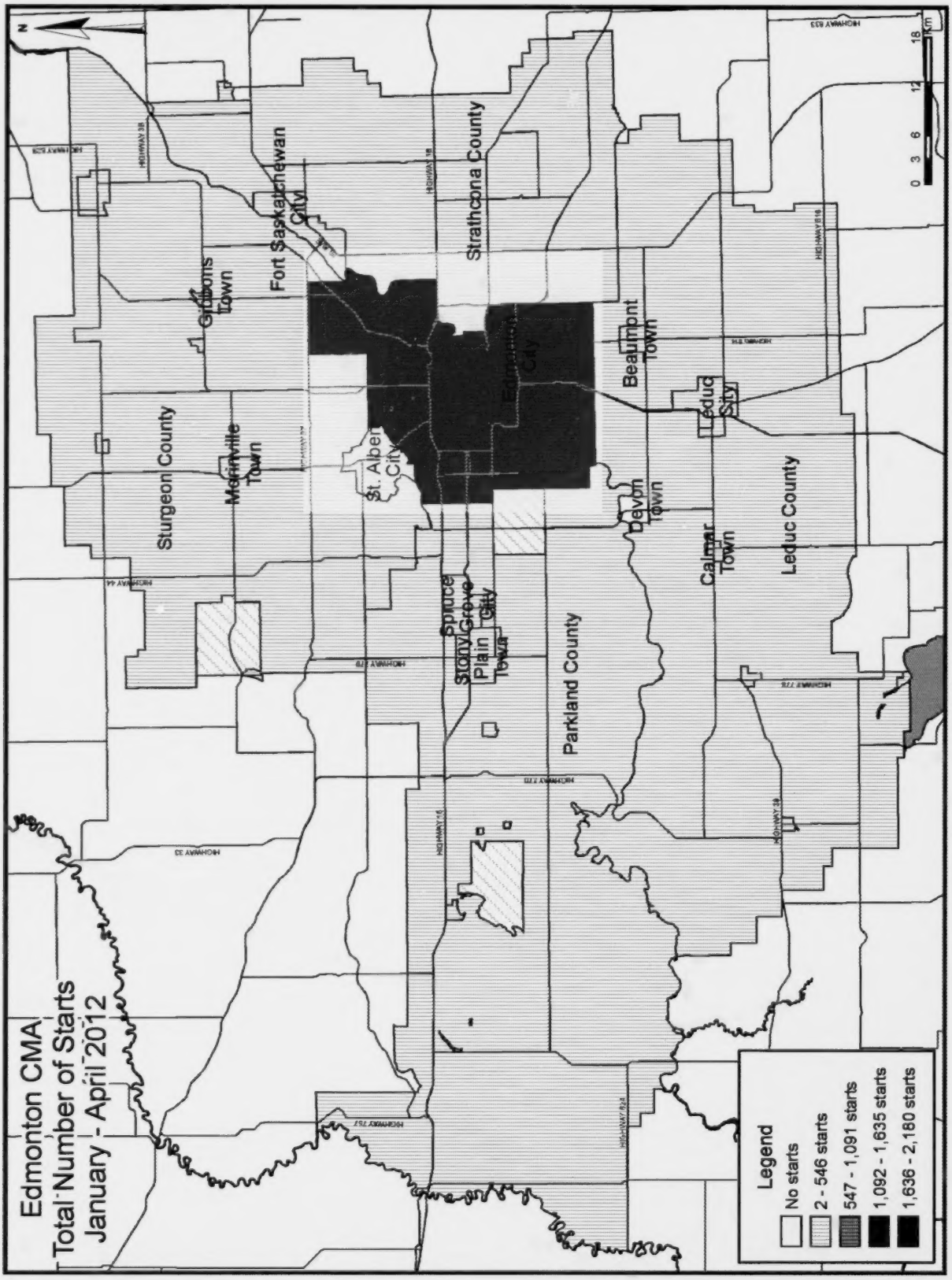

Edmonton CMA
Number of Starts (Multiples)
April 2012
Legend
No starts
2 - 65 starts
66 - 129 starts
130 - 192 starts
193 - 256 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain City
Parkland County
HIGHWAY 16
HIGHWAY 28
HIGHWAY 38
HIGHWAY 44
HIGHWAY 60
HIGHWAY 216
HIGHWAY 628
HIGHWAY 633
HIGHWAY 770
HIGHWAY 771
HIGHWAY 824
HIGHWAY 825
0 3 6 12 18 km
N


Edmonton CMA
Number of Starts (Singles)
April 2012
Legend
No starts
1 - 79 starts
80 - 157 starts
158 - 235 starts
236 - 313 starts
Sturgeon County
Morinville Town
Gibbons Town
Fort Saskatchewan City
Strathcona County
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County
0 3 6 12 18 km


Edmonton CMA
Total Number of Starts
April 2012
Legend
No starts
1 - 143 starts
144 - 285 starts
286 - 427 starts
428 - 569 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain City
Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - April 2012
Legend
No starts
2 - 296 starts
297 - 590 starts
591 - 884 starts
885 - 1,179 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - April 2012
Legend
No starts
2 - 251 starts
252 - 501 starts
502 - 751 starts
752 - 1,001 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - April 2012
Legend
No starts
2 - 546 starts
547 - 1,091 starts
1,092 - 1,635 starts
1,636 - 2,180 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2012	492	188	18	1	91	59	0	118	967
April 2011	436	114	0	0	82	126	0	0	758
% Change	12.8	64.9	n/a	n/a	11.0	-53.2	n/a	n/a	27.6
Year-to-date 2012	1,573	546	71	3	269	113	4	593	3,172
Year-to-date 2011	1,237	318	30	0	120	381	0	237	2,323
% Change	27.2	71.7	136.7	n/a	124.2	-70.3	n/a	150.2	36.5
UNDER CONSTRUCTION									
April 2012	3,349	988	151	7	869	2,895	25	1,192	9,476
April 2011	2,974	600	71	11	797	2,790	43	584	7,870
% Change	12.6	64.7	112.7	-36.4	9.0	3.8	-41.9	104.1	20.4
COMPLETIONS									
April 2012	385	86	0	5	83	10	0	0	569
April 2011	447	64	0	0	68	94	10	0	683
% Change	-13.9	34.4	n/a	n/a	22.1	-89.4	-100.0	n/a	-16.7
Year-to-date 2012	1,597	390	12	7	281	179	8	325	2,799
Year-to-date 2011	1,923	336	49	1	224	466	42	31	3,072
% Change	-17.0	16.1	-75.5	**	25.4	-61.6	-81.0	**	-8.9
COMPLETED & NOT ABSORBED									
April 2012	550	98	22	2	205	509	1	25	1,412
April 2011	579	91	12	1	171	760	1	12	1,627
% Change	-5.0	7.7	83.3	100.0	19.9	-33.0	0.0	108.3	-13.2
ABSORBED									
April 2012	450	110	3	4	63	27	0	0	657
April 2011	490	75	4	1	73	30	0	0	673
% Change	-8.2	46.7	-25.0	**	-13.7	-10.0	n/a	n/a	-2.4
Year-to-date 2012	1,658	413	8	5	227	248	2	179	2,740
Year-to-date 2011	1,872	329	50	1	214	324	3	30	2,823
% Change	-11.4	25.5	-84.0	**	6.1	-23.5	-33.3	**	-2.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
April 2012	312	136	3	1	58	59	0	0	569
April 2011	287	94	0	0	72	51	0	0	504
Beaumont Town									
April 2012	13	0	3	0	0	0	0	0	16
April 2011	23	2	0	0	0	0	0	0	25
Devon Town									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
April 2012	35	8	4	0	0	0	0	0	47
April 2011	11	0	0	0	0	0	0	0	11
Leduc City									
April 2012	28	18	0	0	12	0	0	0	58
April 2011	14	0	0	0	0	0	0	0	14
Leduc County									
April 2012	3	0	0	0	0	0	0	0	3
April 2011	6	0	0	0	0	0	0	0	6
Morinville Town									
April 2012	6	0	0	0	0	0	0	0	6
April 2011	7	0	0	0	0	0	0	0	7
Parkland County									
April 2012	2	0	0	0	0	0	0	0	2
April 2011	11	0	0	0	0	0	0	0	11
Spruce Grove City									
April 2012	22	16	8	0	0	0	0	0	46
April 2011	19	16	0	0	0	0	0	0	35
St. Albert City									
April 2012	20	0	0	0	0	0	0	118	138
April 2011	13	0	0	0	0	0	0	0	13
Stony Plain Town									
April 2012	4	2	0	0	0	0	0	0	6
April 2011	11	0	0	0	0	0	0	0	11
Strathcona County									
April 2012	34	8	0	0	21	0	0	0	63
April 2011	28	2	0	0	10	75	0	0	115
Sturgeon County									
April 2012	7	0	0	0	0	0	0	0	7
April 2011	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
April 2012	6	0	0	0	0	0	0	0	6
April 2011	2	0	0	0	0	0	0	0	2
Edmonton CMA									
April 2012	492	188	18	1	91	59	0	118	967
April 2011	436	114	0	0	82	126	0	0	758

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
April 2012	1,948	712	105	7	644	2,564	17	775	6,772
April 2011	1,621	424	42	11	619	2,078	27	303	5,125
Beaumont Town									
April 2012	186	16	3	0	0	0	0	66	271
April 2011	142	16	0	0	0	0	0	0	158
Devon Town									
April 2012	7	2	0	0	5	0	0	0	14
April 2011	6	0	0	0	10	0	0	0	16
Fort Saskatchewan City									
April 2012	141	46	4	0	4	0	0	0	195
April 2011	121	28	0	0	13	0	0	223	385
Leduc City									
April 2012	193	86	0	0	32	0	4	0	315
April 2011	112	28	0	0	4	160	0	24	328
Leduc County									
April 2012	80	2	0	0	0	0	0	0	82
April 2011	90	0	0	0	0	0	0	0	90
Morinville Town									
April 2012	30	0	4	0	23	0	0	0	57
April 2011	59	0	8	0	54	0	0	0	121
Parkland County									
April 2012	123	4	0	0	0	0	0	0	127
April 2011	153	2	0	0	0	0	0	0	155
Spruce Grove City									
April 2012	103	56	35	0	34	99	0	103	430
April 2011	110	68	17	0	0	99	0	0	294
St. Albert City									
April 2012	131	8	0	0	0	0	0	214	353
April 2011	118	2	0	0	0	101	0	0	221
Stony Plain Town									
April 2012	47	22	0	0	36	0	0	0	105
April 2011	60	4	4	0	40	141	12	0	261
Strathcona County									
April 2012	218	32	0	0	91	232	0	34	607
April 2011	247	24	0	0	57	211	0	34	573
Sturgeon County									
April 2012	99	0	0	0	0	0	0	0	99
April 2011	95	0	0	0	0	0	0	0	95
Remainder of the CMA									
April 2012	43	2	0	0	0	0	4	0	49
April 2011	40	4	0	0	0	0	4	0	48
Edmonton CMA									
April 2012	3,349	988	151	7	869	2,895	25	1,192	9,476
April 2011	2,974	600	71	11	797	2,790	43	584	7,870

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
April 2012	215	58	0	4	57	10	0	0	344
April 2011	242	42	0	0	66	94	10	0	454
Beaumont Town									
April 2012	10	0	0	0	16	0	0	0	26
April 2011	19	4	0	0	0	0	0	0	23
Devon Town									
April 2012	2	0	0	0	0	0	0	0	2
April 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2012	23	0	0	1	2	0	0	0	26
April 2011	12	6	0	0	0	0	0	0	18
Leduc City									
April 2012	12	16	0	0	0	0	0	0	28
April 2011	13	6	0	0	2	0	0	0	21
Leduc County									
April 2012	6	0	0	0	0	0	0	0	6
April 2011	9	0	0	0	0	0	0	0	9
Morinville Town									
April 2012	11	0	0	0	0	0	0	0	11
April 2011	5	0	0	0	0	0	0	0	5
Parkland County									
April 2012	20	0	0	0	0	0	0	0	20
April 2011	22	0	0	0	0	0	0	0	22
Spruce Grove City									
April 2012	15	4	0	0	2	0	0	0	21
April 2011	27	2	0	0	0	0	0	0	29
St. Albert City									
April 2012	14	0	0	0	0	0	0	0	14
April 2011	7	0	0	0	0	0	0	0	7
Stony Plain Town									
April 2012	5	0	0	0	0	0	0	0	5
April 2011	8	0	0	0	0	0	0	0	8
Strathcona County									
April 2012	27	8	0	0	6	0	0	0	41
April 2011	47	4	0	0	0	0	0	0	51
Sturgeon County									
April 2012	17	0	0	0	0	0	0	0	17
April 2011	25	0	0	0	0	0	0	0	25
Remainder of the CMA									
April 2012	8	0	0	0	0	0	0	0	8
April 2011	11	0	0	0	0	0	0	0	11
Edmonton CMA									
April 2012	385	86	0	5	83	10	0	0	569
April 2011	447	64	0	0	68	94	10	0	683

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
April 2012	255	53	9	0	91	331	1	0	740
April 2011	269	45	5	0	97	582	1	0	999
Beaumont Town									
April 2012	22	2	0	0	3	0	0	0	27
April 2011	26	0	0	0	1	0	0	0	27
Devon Town									
April 2012	2	0	0	0	1	0	0	0	3
April 2011	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
April 2012	48	11	0	1	17	39	0	4	120
April 2011	52	12	1	0	19	49	0	0	133
Leduc City									
April 2012	40	7	0	0	9	20	0	21	97
April 2011	35	13	0	0	8	20	0	0	76
Leduc County									
April 2012	4	0	0	0	0	0	0	0	4
April 2011	0	0	0	0	0	0	0	0	0
Morinville Town									
April 2012	20	2	4	0	30	0	0	0	56
April 2011	16	0	1	0	12	0	0	0	29
Parkland County									
April 2012	13	3	0	0	0	0	0	0	16
April 2011	17	0	0	0	0	0	0	0	17
Spruce Grove City									
April 2012	31	10	9	1	25	24	0	0	100
April 2011	24	12	3	0	3	93	0	0	135
St. Albert City									
April 2012	31	0	0	0	0	37	0	0	68
April 2011	37	2	0	0	3	0	0	0	42
Stony Plain Town									
April 2012	22	2	0	0	4	57	0	0	85
April 2011	17	1	0	0	21	0	0	0	39
Strathcona County									
April 2012	56	6	0	0	21	0	0	0	83
April 2011	75	4	2	1	7	2	0	12	103
Sturgeon County									
April 2012	4	0	0	0	0	0	0	0	4
April 2011	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
April 2012	2	2	0	0	4	1	0	0	9
April 2011	5	2	0	0	0	14	0	0	21
Edmonton CMA									
April 2012	550	98	22	2	205	509	1	25	1,412
April 2011	579	91	12	1	171	760	1	12	1,627

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
April 2012	266	79	1	4	40	26	0	0	416
April 2011	262	47	2	0	66	26	0	0	403
Beaumont Town									
April 2012	15	0	0	0	14	0	0	0	29
April 2011	17	4	0	0	1	0	0	0	22
Devon Town									
April 2012	1	0	0	0	0	0	0	0	1
April 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2012	21	2	0	0	0	1	0	0	24
April 2011	20	6	2	0	3	2	0	0	33
Leduc City									
April 2012	13	16	0	0	0	0	0	0	29
April 2011	19	6	0	0	2	0	0	0	27
Leduc County									
April 2012	3	0	0	0	0	0	0	0	3
April 2011	11	0	0	0	0	0	0	0	11
Morinville Town									
April 2012	9	0	1	0	0	0	0	0	10
April 2011	6	0	0	0	0	0	0	0	6
Parkland County									
April 2012	21	0	0	0	0	0	0	0	21
April 2011	19	0	0	0	0	0	0	0	19
Spruce Grove City									
April 2012	22	5	1	0	0	0	0	0	28
April 2011	34	5	0	0	0	0	0	0	39
St. Albert City									
April 2012	16	0	0	0	0	0	0	0	16
April 2011	11	1	0	0	0	0	0	0	12
Stony Plain Town									
April 2012	6	1	0	0	3	0	0	0	10
April 2011	11	0	0	0	0	0	0	0	11
Strathcona County									
April 2012	31	7	0	0	6	0	0	0	44
April 2011	46	6	0	1	1	0	0	0	54
Sturgeon County									
April 2012	17	0	0	0	0	0	0	0	17
April 2011	24	0	0	0	0	0	0	0	24
Remainder of the CMA									
April 2012	9	0	0	0	0	0	0	0	9
April 2011	10	0	0	0	0	2	0	0	12
Edmonton CMA									
April 2012	450	110	3	4	63	27	0	0	657
April 2011	490	75	4	1	73	30	0	0	673

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	% Change
Edmonton City	313	287	138	98	59	68	59	51	569	504	12.9
Beaumont Town	13	23	0	2	3	0	0	0	16	25	-36.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	35	11	8	0	4	0	0	0	47	11	**
Gibbons Town	1	2	0	0	0	0	0	0	1	2	-50.0
Leduc City	28	14	18	0	12	0	0	0	58	14	**
Leduc County	3	6	0	0	0	0	0	0	3	6	-50.0
Morinville Town	6	7	0	0	0	0	0	0	6	7	-14.3
Parkland County	2	11	0	0	0	0	0	0	2	11	-81.8
Spruce Grove City	22	19	16	16	8	0	0	0	46	35	31.4
St. Albert City	20	13	0	0	0	0	118	0	138	13	**
Stony Plain Town	4	11	2	0	0	0	0	0	6	11	-45.5
Strathcona County	34	28	14	8	15	4	0	75	63	115	-45.2
Sturgeon County	7	3	0	0	0	0	0	0	7	3	133.3
Remainder of the CMA	5	0	0	0	0	0	0	0	5	0	n/a
Edmonton CMA	493	436	196	124	101	72	177	126	967	758	27.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	1,001	805	420	272	217	110	542	463	2,180	1,650	32.1
Beaumont Town	39	52	8	8	3	0	0	0	50	60	-16.7
Calmar Town	4	0	0	0	0	0	0	0	4	0	n/a
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	72	41	26	6	4	0	0	0	102	47	117.0
Gibbons Town	2	4	0	0	0	0	0	0	2	4	-50.0
Leduc City	87	48	46	12	12	0	0	80	145	140	3.6
Leduc County	14	16	0	0	0	0	0	0	14	16	-12.5
Morinville Town	16	29	2	0	0	0	0	0	18	29	-37.9
Parkland County	30	29	2	0	0	0	0	0	32	29	10.3
Spruce Grove City	71	41	34	40	35	0	0	0	140	81	72.8
St. Albert City	58	50	0	0	0	0	118	0	176	50	**
Stony Plain Town	37	32	16	0	0	0	0	0	53	32	65.6
Strathcona County	111	63	38	16	27	4	46	75	222	158	40.5
Sturgeon County	23	18	0	0	0	0	0	0	23	18	27.8
Remainder of the CMA	11	8	0	0	0	0	0	0	11	8	37.5
Edmonton CMA	1,576	1,237	592	354	298	114	706	618	3,172	2,323	36.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Edmonton City	59	68	0	0	59	51	0	0
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	12	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	118	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	15	4	0	0	0	75	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	101	72	0	0	59	126	118	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	213	110	4	0	67	226	475	237
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	12	0	0	0	0	80	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	35	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	118	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	27	4	0	0	46	75	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	294	114	4	0	113	381	593	237

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Edmonton City	451	381	118	123	0	0	569	504
Beaumont Town	16	25	0	0	0	0	16	25
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	47	11	0	0	0	0	47	11
Gibbons Town	1	2	0	0	0	0	1	2
Leduc City	46	14	12	0	0	0	58	14
Leduc County	3	6	0	0	0	0	3	6
Morinville Town	6	7	0	0	0	0	6	7
Parkland County	2	11	0	0	0	0	2	11
Spruce Grove City	46	35	0	0	0	0	46	35
St. Albert City	20	13	0	0	118	0	138	13
Stony Plain Town	6	11	0	0	0	0	6	11
Strathcona County	42	30	21	85	0	0	63	115
Sturgeon County	7	3	0	0	0	0	7	3
Remainder of the CMA	5	0	0	0	0	0	5	0
Edmonton CMA	698	550	151	208	118	0	967	758

Table 2.5: Starts by Submarket and by Intended Market
January - April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	1,433	1,083	268	330	479	237	2,180	1,650
Beaumont Town	50	60	0	0	0	0	50	60
Calmar Town	4	0	0	0	0	0	4	0
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	98	47	4	0	0	0	102	47
Gibbons Town	2	4	0	0	0	0	2	4
Leduc City	133	60	12	80	0	0	145	140
Leduc County	14	16	0	0	0	0	14	16
Morinville Town	18	29	0	0	0	0	18	29
Parkland County	32	29	0	0	0	0	32	29
Spruce Grove City	128	81	12	0	0	0	140	81
St. Albert City	58	50	0	0	118	0	176	50
Stony Plain Town	53	32	0	0	0	0	53	32
Strathcona County	133	67	89	91	0	0	222	158
Sturgeon County	23	18	0	0	0	0	23	18
Remainder of the CMA	11	8	0	0	0	0	11	8
Edmonton CMA	2,190	1,585	385	501	597	237	3,172	2,323

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	% Change
Edmonton City	219	242	72	46	43	72	10	94	344	454	-24.2
Beaumont Town	10	19	0	4	16	0	0	0	26	23	13.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	2	0	0	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	24	12	2	6	0	0	0	0	26	18	44.4
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	12	13	16	8	0	0	0	0	28	21	33.3
Leduc County	6	9	0	0	0	0	0	0	6	9	-33.3
Morinville Town	11	5	0	0	0	0	0	0	11	5	120.0
Parkland County	20	22	0	0	0	0	0	0	20	22	-9.1
Spruce Grove City	15	27	6	2	0	0	0	0	21	29	-27.6
St. Albert City	14	7	0	0	0	0	0	0	14	7	100.0
Stony Plain Town	5	8	0	0	0	0	0	0	5	8	-37.5
Strathcona County	27	47	10	4	4	0	0	0	41	51	-19.6
Sturgeon County	17	25	0	0	0	0	0	0	17	25	-32.0
Remainder of the CMA	8	10	0	0	0	0	0	0	8	10	-20.0
Edmonton CMA	390	447	106	70	63	72	10	94	569	683	-16.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	1,062	1,099	336	256	147	204	306	466	1,851	2,025	-8.6
Beaumont Town	32	113	6	24	16	0	0	0	54	137	-60.6
Calmar Town	1	3	0	0	0	0	0	0	1	3	-66.7
Devon Town	4	2	0	2	0	0	0	28	4	32	-87.5
Fort Saskatchewan City	62	72	28	18	0	11	71	0	161	101	59.4
Gibbons Town	7	6	0	0	0	0	0	0	7	6	16.7
Leduc City	34	148	20	22	4	6	127	0	185	176	5.1
Leduc County	26	24	0	0	0	0	0	0	26	24	8.3
Morinville Town	27	24	4	0	28	3	0	3	59	30	96.7
Parkland County	47	60	2	0	0	0	0	0	49	60	-18.3
Spruce Grove City	48	77	42	30	8	4	0	0	98	111	-11.7
St. Albert City	59	45	0	2	0	0	0	0	59	47	25.5
Stony Plain Town	29	20	4	4	0	12	0	0	33	36	-8.3
Strathcona County	106	123	24	26	18	27	0	0	148	176	-15.9
Sturgeon County	46	80	0	0	0	0	0	0	46	80	-42.5
Remainder of the CMA	14	28	0	0	4	0	0	0	18	28	-35.7
Edmonton CMA	1,604	1,924	466	384	225	267	504	497	2,799	3,072	-8.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Edmonton City	43	62	0	10	10	94	0	0
Beaumont Town	16	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	63	62	0	10	10	94	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	143	165	4	39	179	466	127	0
Beaumont Town	16	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	28
Fort Saskatchewan City	0	11	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	6	0	0	0	0	127	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	28	0	0	3	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	12	0	0	0	0	0	0
Strathcona County	18	27	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
Edmonton CMA	221	225	4	42	179	466	325	31

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Edmonton City	273	284	71	160	0	10	344	454
Beaumont Town	10	23	16	0	0	0	26	23
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	23	18	3	0	0	0	26	18
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	28	19	0	2	0	0	28	21
Leduc County	6	9	0	0	0	0	6	9
Morinville Town	11	5	0	0	0	0	11	5
Parkland County	20	22	0	0	0	0	20	22
Spruce Grove City	19	29	2	0	0	0	21	29
St. Albert City	14	7	0	0	0	0	14	7
Stony Plain Town	5	8	0	0	0	0	5	8
Strathcona County	35	51	6	0	0	0	41	51
Sturgeon County	17	25	0	0	0	0	17	25
Remainder of the CMA	8	10	0	0	0	0	8	10
Edmonton CMA	471	511	98	162	0	10	569	683

Table 3.5: Completions by Submarket and by Intended Market
January - April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	1,357	1,361	361	625	133	39	1,851	2,025
Beaumont Town	38	123	16	14	0	0	54	137
Calmar Town	1	3	0	0	0	0	1	3
Devon Town	4	4	0	0	0	28	4	32
Fort Saskatchewan City	87	101	3	0	71	0	161	101
Gibbons Town	7	6	0	0	0	0	7	6
Leduc City	54	168	4	8	127	0	185	176
Leduc County	26	24	0	0	0	0	26	24
Morinville Town	33	24	24	0	2	6	59	30
Parkland County	49	60	0	0	0	0	49	60
Spruce Grove City	69	107	29	4	0	0	98	111
St. Albert City	59	47	0	0	0	0	59	47
Stony Plain Town	33	24	0	12	0	0	33	36
Strathcona County	122	148	26	28	0	0	148	176
Sturgeon County	46	80	0	0	0	0	46	80
Remainder of the CMA	14	28	4	0	0	0	18	28
Edmonton CMA	1,999	2,308	467	691	333	73	2,799	3,072

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
April 2012	32	12.2	96	36.5	80	30.4	21	8.0	34	12.9	263	455,628	496,080
April 2011	22	8.7	93	36.6	71	28.0	36	14.2	32	12.6	254	458,550	519,073
Year-to-date 2012	130	12.3	419	39.6	265	25.0	88	8.3	157	14.8	1,059	444,300	504,728
Year-to-date 2011	136	13.3	332	32.6	272	26.7	133	13.1	146	14.3	1,019	460,000	528,819
Beaumont Town													
April 2012	0	0.0	5	33.3	8	53.3	2	13.3	0	0.0	15	480,900	482,300
April 2011	5	29.4	5	29.4	5	29.4	1	5.9	1	5.9	17	413,000	433,372
Year-to-date 2012	0	0.0	20	46.5	14	32.6	7	16.3	2	4.7	43	472,500	482,219
Year-to-date 2011	24	24.2	50	50.5	16	16.2	4	4.0	5	5.1	99	400,000	412,496
Calmar Town													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Devon Town													
April 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2011	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Fort Saskatchewan City													
April 2012	2	10.0	15	75.0	2	10.0	1	5.0	0	0.0	20	402,850	414,630
April 2011	1	5.0	14	70.0	1	5.0	2	10.0	2	10.0	20	393,500	450,680
Year-to-date 2012	5	7.7	46	70.8	9	13.8	4	6.2	1	1.5	65	405,500	426,169
Year-to-date 2011	2	3.0	40	59.7	13	19.4	7	10.4	5	7.5	67	405,900	460,779
Gibbons Town													
April 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
April 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	2	25.0	6	75.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2011	4	66.7	1	16.7	1	16.7	0	0.0	0	0.0	6	--	--
Leduc City													
April 2012	3	23.1	4	30.8	3	23.1	2	15.4	1	7.7	13	420,000	469,525
April 2011	8	42.1	8	42.1	3	15.8	0	0.0	0	0.0	19	366,147	367,968
Year-to-date 2012	9	23.7	13	34.2	7	18.4	6	15.8	3	7.9	38	433,450	467,579
Year-to-date 2011	59	40.4	63	43.2	19	13.0	3	2.1	2	1.4	146	368,950	379,483
Leduc County													
April 2012	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	--	--
April 2011	3	27.3	4	36.4	2	18.2	1	9.1	1	9.1	11	440,000	448,745
Year-to-date 2012	5	21.7	9	39.1	4	17.4	1	4.3	4	17.4	23	429,780	455,245
Year-to-date 2011	7	26.9	7	26.9	4	15.4	4	15.4	4	15.4	26	442,500	480,273
Morinville Town													
April 2012	1	11.1	7	77.8	1	11.1	0	0.0	0	0.0	9	--	--
April 2011	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	5	20.8	15	62.5	4	16.7	0	0.0	0	0.0	24	399,900	403,654
Year-to-date 2011	7	30.4	14	60.9	2	8.7	0	0.0	0	0.0	23	386,000	384,591

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
April 2012	0	0.0	0	0.0	2	25.0	0	0.0	6	75.0	8	--	--
April 2011	1	9.1	0	0.0	1	9.1	1	9.1	8	72.7	11	725,000	701,888
Year-to-date 2012	3	14.3	1	4.8	2	9.5	0	0.0	15	71.4	21	762,300	749,543
Year-to-date 2011	2	8.0	3	12.0	3	12.0	2	8.0	15	60.0	25	720,000	695,307
Spruce Grove City													
April 2012	1	4.8	10	47.6	7	33.3	3	14.3	0	0.0	21	439,900	457,843
April 2011	3	8.8	24	70.6	5	14.7	1	2.9	1	2.9	34	419,892	417,572
Year-to-date 2012	6	10.9	24	43.6	17	30.9	7	12.7	1	1.8	55	439,900	454,491
Year-to-date 2011	9	12.3	45	61.6	13	17.8	4	5.5	2	2.7	73	417,271	424,081
St. Albert City													
April 2012	0	0.0	2	13.3	7	46.7	3	20.0	3	20.0	15	530,200	555,840
April 2011	0	0.0	5	45.5	2	18.2	1	9.1	3	27.3	11	454,900	590,809
Year-to-date 2012	0	0.0	8	13.3	26	43.3	13	21.7	13	21.7	60	539,900	571,832
Year-to-date 2011	0	0.0	13	28.3	13	28.3	9	19.6	11	23.9	46	525,250	577,415
Stony Plain Town													
April 2012	1	16.7	2	33.3	3	50.0	0	0.0	0	0.0	6	--	--
April 2011	2	18.2	7	63.6	2	18.2	0	0.0	0	0.0	11	400,000	390,967
Year-to-date 2012	5	20.0	14	56.0	5	20.0	0	0.0	1	4.0	25	400,481	409,393
Year-to-date 2011	7	30.4	11	47.8	5	21.7	0	0.0	0	0.0	23	390,000	368,187
Strathcona County													
April 2012	1	3.3	7	23.3	8	26.7	5	16.7	9	30.0	30	520,000	613,833
April 2011	0	0.0	11	25.0	12	27.3	11	25.0	10	22.7	44	530,000	567,864
Year-to-date 2012	2	1.8	20	18.2	33	30.0	22	20.0	33	30.0	110	547,500	641,486
Year-to-date 2011	0	0.0	32	26.9	42	35.3	23	19.3	22	18.5	119	504,000	564,143
Sturgeon County													
April 2012	10	58.8	0	0.0	2	11.8	4	23.5	1	5.9	17	320,000	397,353
April 2011	5	20.8	6	25.0	5	20.8	2	8.3	6	25.0	24	460,000	546,875
Year-to-date 2012	12	27.9	5	11.6	7	16.3	9	20.9	10	23.3	43	490,000	540,116
Year-to-date 2011	19	24.7	11	14.3	13	16.9	11	14.3	23	29.9	77	500,000	537,260
Remainder of the CMA													
April 2012	1	25.0	1	25.0	0	0.0	1	25.0	1	25.0	4	--	--
April 2011	2	33.3	0	0.0	1	16.7	1	16.7	2	33.3	6	--	--
Year-to-date 2012	5	62.5	1	12.5	0	0.0	1	12.5	1	12.5	8	--	--
Year-to-date 2011	7	38.9	5	27.8	3	16.7	1	5.6	2	11.1	18	408,950	433,467
Edmonton CMA													
April 2012	53	12.4	152	35.6	123	28.8	42	9.8	57	13.3	427	455,689	499,525
April 2011	54	11.5	182	38.8	110	23.5	57	12.2	66	14.1	469	449,400	505,210
Year-to-date 2012	191	12.0	602	37.9	395	24.9	158	10.0	241	15.2	1,587	450,000	509,208
Year-to-date 2011	285	16.1	627	35.4	420	23.7	201	11.4	237	13.4	1,770	446,750	502,954

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2012						
Submarket	April 2012	April 2011	% Change	YTD 2012	YTD 2011	% Change
Edmonton City	496,080	519,073	-4.4	504,728	528,819	-4.6
Beaumont Town	482,300	433,372	11.3	482,219	412,496	16.9
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	414,630	450,680	-8.0	426,169	460,779	-7.5
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	469,525	367,968	27.6	467,579	379,483	23.2
Leduc County	--	448,745	n/a	455,245	480,273	-5.2
Morinville Town	--	--	n/a	403,654	384,591	5.0
Parkland County	--	701,888	n/a	749,543	695,307	7.8
Spruce Grove City	457,843	417,572	9.6	454,491	424,081	7.2
St. Albert City	555,840	590,809	-5.9	571,832	577,415	-1.0
Stony Plain Town	--	390,967	n/a	409,393	368,187	11.2
Strathcona County	613,833	567,864	8.1	641,486	564,143	13.7
Sturgeon County	397,353	546,875	-27.3	540,116	537,260	0.5
Remainder of the CMA	--	--	n/a	--	433,467	n/a
Edmonton CMA	499,525	505,210	-1.1	509,208	502,954	1.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton April 2012										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	792	-10.4	1,277	2,160	2,620	48.7	315,483	0.2	322,972
	February	1,132	-12.8	1,316	2,666	2,888	45.6	311,674	-1.7	319,227
	March	1,613	-4.6	1,372	2,983	2,489	55.1	326,557	-4.8	322,150
	April	1,605	-13.1	1,388	3,308	2,634	52.7	327,805	-3.4	326,647
	May	2,007	10.0	1,452	3,556	2,642	55.0	331,537	-2.7	320,947
	June	1,901	14.7	1,490	3,298	2,687	55.5	328,695	-2.0	320,198
	July	1,603	15.4	1,495	3,082	2,787	53.6	334,444	1.4	327,845
	August	1,642	25.8	1,484	2,987	2,699	55.0	325,322	-0.4	324,628
	September	1,345	4.9	1,386	2,585	2,544	54.5	332,782	2.4	331,834
	October	1,272	10.2	1,428	2,193	2,555	55.9	320,306	1.0	326,674
	November	1,166	-4.7	1,374	1,810	2,536	54.2	319,559	0.3	336,013
	December	885	4.4	1,500	1,091	2,636	56.9	315,658	1.5	328,046
2012	January	930	17.4	1,415	2,452	2,754	51.4	317,995	0.8	325,204
	February	1,231	8.7	1,397	2,555	2,685	52.0	329,820	5.8	334,488
	March	1,622	0.6	1,509	3,304	2,699	55.9	335,579	2.8	331,264
	April	1,874	16.8	1,567	3,252	2,582	60.7	336,751	2.7	337,175
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	3,537	-8.7		7,809			319,314	-2.6	
	Q1 2012	3,783	7.0		8,311			329,382	3.2	
	YTD 2011	5,142	-10.1		11,117			321,964	-2.9	
	YTD 2012	5,657	10.0		11,563			331,823	3.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2012

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	89.0	123.9	652	5.9	72.5	929
	February	607	3.50	5.44	90.0	124.3	658	5.9	73.0	932
	March	601	3.50	5.34	89.8	124.8	660	5.8	73.2	937
	April	621	3.70	5.69	89.6	126.2	662	5.7	73.1	944
	May	616	3.70	5.59	89.8	126.5	663	5.5	73.0	950
	June	604	3.50	5.39	90.1	125.6	665	5.4	73.1	954
	July	604	3.50	5.39	90.0	125.9	670	5.3	73.4	951
	August	604	3.50	5.39	89.9	126.6	675	5.3	73.8	950
	September	592	3.50	5.19	89.6	126.4	681	5.3	74.4	948
	October	598	3.50	5.29	90.1	127.6	682	5.3	74.4	951
	November	598	3.50	5.29	90.2	126.9	682	5.3	74.2	955
	December	598	3.50	5.29	90.2	126.7	682	4.9	73.8	960
2012	January	598	3.50	5.29	90.2	127.3	678	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	674	5.3	72.9	971
	March	595	3.20	5.24	90.5	127.0	668	5.7	72.5	965
	April	607	3.20	5.44		127.4	675	5.3	72.7	957
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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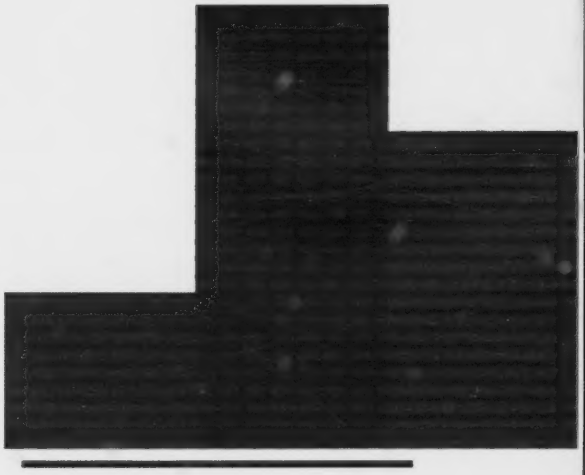

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
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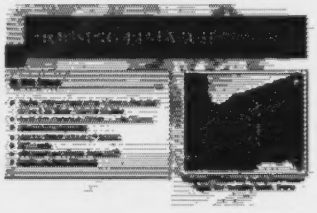

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